

# **TEMPLETON AREA ADVISORY GROUP (TAAG) NOTICE OF TAAG BOARD MEETING AND AGENDA Thursday September 16, 2021 5:30 PM**

Until further notice, TAAG will have publicly noticed Board and Committee meetings via Zoom. This meeting of the Templeton Area Advisory Group (TAAG) will be held via Zoom telecommunication procedures. To join the meeting with a computer, go to [Zoom.us/join](https://zoom.us/join) and enter the NEW meeting ID: 825 7366 4982. The passcode is 12345 when you are asked to put that in. To join the Zoom meeting using a phone, either cell or land-line (audio only), Dial 669-900-6833 and enter the meeting ID 825 7366 4982#. The passcode is 12345#.

## **2021-2022 TAAG BOARD MEMBERS**

Bruce Jones, Delegate/Chair  
Murray Powell, Delegate/Treasurer/Vice-Chair  
Erik Gorham, Delegate/Secretary  
Dede Davis, Delegate  
Doris Diel, Delegate  
John Donovan, Delegate  
Scott Shirley, Delegate  
Christine Nelson, First Alternate Delegate

### **1. CALL TO ORDER**

### **2. ROLL CALL**

### **3. AGENCY REPORTS AND UPDATES**

Written reports will be read at the meeting. In-Person Reports will be live.

- 3.1. Sheriff's Office
- 3.2. California Highway Patrol
- 3.3. Supervisorial District One
- 3.4. Supervisorial District Five
- 3.5. County Planning Department
- 3.6. Templeton Community Services District

**4. PUBLIC COMMENT** Members of the public who wish to speak on any topic not on the Agenda that is within the purview of the TAAG may approach the podium on being recognized by the Chair. Please state your name (and representation, if any) for the minutes, and limit your comments to three minutes. Per TAAG's Bylaws, no action will be taken on items not on the agenda, though Board members may ask questions of the speaker. When speaking please announce your name and place of residence for our records.

### **5. CONSENT AGENDA**

- 5.1 Approval of Minutes from August 19, 2021 TAAG Board meeting
- 5.2 Approval of Treasurer's Report.

## 6. OLD BUSINESS

## 7. NEW BUSINESS

### 7.1 Open TAAG Positions

- Recording Secretary
- Second Alternate Delegate
- Committee Member for Cannabis Project Review Committee

**7.2 Approval of Letter to SLO County Transportation Division of Public Works** about recent accidents and other problems on Las Tablas Rd. submitted by TAAG Traffic Committee (See Addendum I)

### 7.3 N-DRC2021-00004—MILLER

APN 033-281-041

Conditional Use Permit for Construction of a new 5,395 SF primary residence [19' max ht above ANG] w/ 1,261 SF attached garage w/ 2,098 covered outdoor areas – 1,145 SF accessory dwelling [15' max ht above ANG] w/ 1,461 covered patio = 4,510 SF barn [34' max ht above ANG] w/ 1,030 SF covered stalls, and associated site improvements including driveways and septic systems. Area of disturbance is 4.22 acres. Approximate earthwork cut = 7,250 CY, fill = 4,000 CY, net = 11,250 CY. The proposed project is located east of the community of Templeton.

Address: 4455 Almond Dr, Templeton, CA 93465

The TAAG Project Review Committee unanimously approved this project. (See Addendum II)

### 7.4 N-DRC2021-00009 MERCANTILE

APN 041-148-007

A request for a Minor Use Permit for the As-Built expansion greater than 100 SF that includes the 670 SF patio and service bar area, the 1,572 SF patio expansion and various tenant improvements.

Address: S Main and 5<sup>th</sup> St. in Templeton (Formally AJ Spurs restaurant)

The TAAG Project Review Committee unanimously approved this project. (See Addendum II)

**7.5. DRAFT ENVIRONMENTAL IMPACT REPORT FOR SLO COUNTY DEPARTMENT OF PUBLIC WORKS** proposed Co-Located Dispatch Facility project located at 350-358 N. Main St., Templeton, CA 93465

The TAAG Project Review Committee unanimously approved this DEIR. (See Addendum II)

## **7.6 REQUEST FOR SLO COUNTY BOARD OF SUPERVISORS TO CONSIDER SETBACKS FOR NEW GAS STATION STORAGE TANKS FROM RESIDENTIALLY ZONED AREAS**

Presentation on this matter was presented to TAAG at the August 19, 2021 Board meeting by Delegate Scott Shirley. A letter has been prepared to be sent to SLO County. The TAAG Project Review Committee unanimously supported this letter and referred it to the TAAG Board for action. (See Addendum III)

## **8. ANNOUNCEMENTS FROM COMMITTEES**

8.1 Project Review Committee

8.2 Cannabis Project Review Committee

8.3 Community Outreach and Public Relations Committee

8.4 Traffic Circulation Committee

8.5 Bylaws Special Committee

8.6 Water/Toad Creek Committee

8.7 Elections Committee

9. ANNOUNCEMENTS FROM DELEGATES (on items not on the agenda)

10. ADJOURNMENT

## **COMMITTEE REPORTS**

*The reports of the chairs of the Project Review Committee and the Cannabis Project Review Committee, concerning applications for review at this meeting (if any), and reports of any other committees, may be available for viewing (and downloading and printing) three days before the TAAG meeting at TAAG's website (<http://www.taaginfo.org>), on the "Committee Reports" page. A limited number of paper copies of the reports may be available at the meeting.*

## **APPLICATION PRESENTATIONS**

1. Chairperson will call the agenda item.
2. The project applicant or agent will present the application.
3. The Project Review Committee will present its report.
4. Chairperson will open the floor to Delegates' questions of the applicant or agent.
5. Chairperson will open the floor for public comment. Please direct public comments to the Chairperson, not to the applicant.
6. Applicant or agent addresses public comments by responding directly to the Chairperson.

7. Public comment portion of the proceedings on this item will be closed, and no further testimony will be taken.
8. The TAAG Delegates will discuss the application and, considering all public comments, will consider making a recommendation

### **GUIDELINES FOR PRESENTING ORAL COMMENTS**

It is important that all participants conduct themselves with courtesy, dignity, civility, and respect for all parties involved. If you wish to present oral comments, please observe the following guidelines:

1. Identify yourself by your full name (and representation, if any) for our minutes, and speak from the rostrum so other attendees will have the opportunity to listen to the comments. (We do not currently use speaker slips, but we ask that speakers sign in on the list provided at the rostrum so that we can include the names of speakers in the minutes.)
2. Address your comments to the Chair. Conversation or debate between a speaker at the podium and a member of the audience is not permitted.
3. Oral comments should be brief and to the point. Your comments should be about issues, and not about any individuals involved.
4. Public oral comment is limited to three minutes per individual unless the Chair permits otherwise.
5. Please -- no audience reaction (applause or otherwise) during or after comments.
6. Written testimony (letter, e-mail, etc.) is acceptable, but should be distributed to TAAG members at least three days before the meeting.
7. Once the public comment portion of the meeting is closed, there will be no further public oral comments unless requested of and permitted by the Chair.
8. Please clearly identify yourself each time you speak during a ZOOM teleconference meeting or by phone call-in.

### **ADDENDUM I**

Letter to Joshua Roberts, Transportation Division of Public Works for SLO County:

**TEMPLETON AREA ADVISORY GROUP**

**SERVING TEMPLETON AND THE ADELAIDA AND EL POMAR ESTRELLA PLANNING SUB AREAS OF  
UNINCORPORATED NORTH SAN LUIS OBISPO COUNTY**

Joshua Roberts  
Transportation Division  
Public Works County of San Luis Obispo  
976 Osos St STE 207  
San Luis Obispo, CA

September 16, 2021

Dear Mr. Roberts:  
It has been brought to the attention of the Templeton Area Advisory Group that there are a couple of traffic related issues on Las Tablas Rd.

The first is a problem with visibility at the four-way intersection at Las Tablas and Bethel Road. There have been several accidents at that intersection, and neighbors are concerned that there could be more or a very serious accident. There is poor visibility of the stop sign traveling west on Las Tablas, and there isn't a warning of the approaching stop traveling north on Bethel Rd.

The second concern is the speeding on Las Tablas, especially at the east end near Old County Rd. There is a 20 mph speed limit at the curve there that frequently is not observed. Neighbors report that it is very unsafe to walk in that area or turn in or out of driveways.

TAAG would appreciate your attention to these concerns and any feedback you can offer to the Templeton Area Advisory Group.

Sincerely,

Doris Diel  
Chair of TAAG Traffic Committee

**ADDENDUM II**

PRC Report to TAAG Board for 9.2.21 zoom meeting:

**PROJECT REVIEW COMMITTEE ZOOM MEETING**  
**Thursday, September 2, 2021**  
**Report to TAAG**

In Attendance: Voting Delegates: Erik Gorham, Scott Shirley, Murray Powell  
Non-Voting Alternate: Bruce Jones

**1. N-DRC2021-00004—MILLER**

APN 033-281-041

Conditional Use Permit for Construction of a new 5,395sf primary residence [19' max ht above ANG] w/ 1,261 sf attached garage w/ 2,098 covered outdoor areas – 1,145 sf accessory dwelling [15' max ht above ANG] w/ 1,461 covered patio – 4,510sf barn [34' max ht abv ANG] w/ 1,030sf covered stalls, and associated site improvements including driveways and septic systems. Area of disturbance is 4.22 acres. Approximate earthwork cut = 7,250 CY, fill = 4,000 CY, net = 11,250 CY. The proposed project is located east of the community of Templeton.

Address: 4455 Almond Drive, Templeton, CA 93465

Motion was made by Murray Powell and seconded by Scott Shirley to approve the project as presented. This motion passed unanimously.

**2. N-DRC 2021-00009 MERCANTILE**

APN 041-148-007

A request for a Minor Use Permit for the As-Built expansion greater than 100 sf that includes the 670 sf patio and service bar area, the 1,572 sf patio expansion and various tenant improvements.

Address: S Main and 5\* St. inn Templeton

Motion was made by Murray Powell and approved by Erik Gorham that the project be approved as presented. It passed unanimously. Powell suggested that the parking plana for this project be presented at the TAAG Board meeting.

**3. DRC2021-00025—SOLENE**

APN 040-041-008

Proposed request for a Phased Conditional Use Permit to relocate and expand the established winery facility with tasting room to new 25,579sf winery facility. The project includes the construction of 17,764sf of wine caves, a 1,959sf administrative building, a 480sf restroom building (Bldg #2) and an 853sf tasting room building (Bldg #3). The project includes an increase in annual case production to a maximum of 10,000 cases per year consistent with current boutique winery case production level and limits. The project includes request for setback modifications.

Address: 2040 Niderer Road, Paso Robles

Murray Powell presented the reasons why this project should be deferred. His comments noted that the County Planning Citizens Self Service website indicated that the project was on Planning Department Information Hold. The County Planning Department Planner, Holly Phipps, advised him that the project application has been accepted by Planning; however, the project's Environmental Determination process has not yet been started by the Planning Department.

PRC unanimously approved the motion to defer this project to a later date for PRC consideration.

**4. Review of the Draft Environmental Impact Report for the County of San Luis Obispo Department of Public Works proposed Co-Located Dispatch Facility project located at 350-358 N. Main St., Templeton, CA 93465**

An extensive presentation was made by Steve Neer and other representatives from the County. Murray Powell moved to approve the DEIR as presented, and Erik Gorham seconded the motion. It was passed unanimously.

**5. REQUEST FOR THE SLO COUNTY BOARD OF SUPERVISORS TO CONSIDER SETBACKS FOR NEW GAS STATION STORAGE TANKS FROM RESIDENTIALLY ZONED AREAS BECAUSE OF HEALTH RISKS AND EXPLOSION DANGER.**

Erik Gorham made a motion, and Murray Powell seconded it, to forward Scott Shirley's report regarding health risks and fire dangers from gas stations near residential areas to the TAAAG Board for action. The motion passed unanimously. It was suggested that John Donovan be prepared to speak to insurance issues related to this topic during the September 16, 2021 TAAAG Board Meeting.

**6. ABI CONSTRUCTION**

A request to the City of Paso Robles to develop a site adjacent to Templeton homes that includes a new 6,200sf industrial building that will include maintenance shop and office. In addition to this building, there is a request for an outdoor area for parking of construction equipment and materials. This property is accessed by a private road currently maintained through the HOA for the adjacent Templeton neighborhood. Address: 70 Nutwood Circle, Templeton, CA 93465

Murray Powell moved that this project be deferred at the request of residents living in the immediate area and their Homeowners Owners Association. Scott Shirley seconded it. It was passed unanimously.

The meeting was adjourned at 7:10PM.

**ADDENDUM III**

Letter to SLO County regarding setbacks for new gas station storage tanks:

## TEMPLETON AREA ADVISORY GROUP

SERVING TEMPLETON AND THE ADELAIDA AND EL POMAR ESTRELLA PLANNING SUB AREAS OF  
UNINCORPORATED NORTH SAN LUIS OBISPO COUNTY

September 16, 2021

To: SLO County Board of Supervisors, SLO County Planning Department, SLO County Public Health Department, SLO County Air Pollution Control District

The Templeton Area Advisory Group requests your support for San Luis Obispo County to require a 500-foot safety zone between new gas station storage tanks and residentially-zoned property, which is essential to protecting San Luis Obispo County residents from the health, fire, and explosion danger posed by gas station storage tanks.

An example of existing legislation can be found in Santa Rosa County, Florida: Land Development Code (LDC) 7.01.14.D.3.c. requires, "*In no case shall hazardous or potentially hazardous materials be stored or located in residential zones or within five hundred (500) feet of any residential zone, except for those materials used as fuel by emergency generators for communications towers as provided for in Section 7.01.15 or for public and private utilities. In which case, no hazardous or potentially hazardous materials may be stored within two hundred (200) feet of any residential structure.*"

Following is a summary of the scientific research supporting at least a 500-foot safety zone between new gas stations and residential areas.

### Health Risk

A number of compounds injurious to human health are released during vehicle fueling and from underground storage tank vents. Health effects range from nausea to cancer. Benzene is the gasoline constituent most harmful to human health. Adverse health effects of benzene include cancer, anemia, increased susceptibility to infections, and low birth weight. A 2018 study of U.S. gas stations found that benzene emissions from underground gasoline storage tank vents were sufficiently high to constitute a health concern at a distance of 50 and 160-meters (162- and 518-feet). According to the *World Health Organization Guidelines for Indoor Air Quality*, there is **no safe level for benzene**. The following studies document the extent of benzene release from gas stations:

- ▼ A study published by the Canadian petroleum industry found average benzene concentrations of 146 and 461 parts per billion at the gas station property boundary in summer and winter, respectively.
- ▼ A study of outdoor and indoor benzene concentrations at numerous residences within 196 to 328 feet of gas stations, found median outdoor benzene concentrations of 3.1 and 1.9 ppb, respectively. Median indoor concentrations at these locations were higher, reaching 4.1 and 5.2 ppb, respectively.
- ▼ The WHO guidelines mention 37 published papers related to mechanisms of carcinogenicity of benzene at higher concentrations and shorter exposure times, but lower concentrations with longer exposure times are still harmful, causing nausea, headaches, or dizziness. 8 ppb is the Acute Reference Exposure Level (the airborne

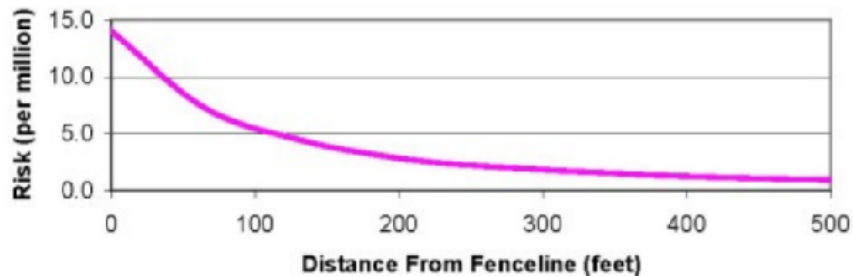


concentration of a chemical that is not anticipated to result in adverse non-cancer health effects), while the Chronic REL is 6 ppb.

1. Vent pipe emissions from storage tanks at gas stations: Implications for setback distances, available online at:  
<https://www.sciencedirect.com/science/article/pii/S0048969718337549>
2. The WHO guidelines are available online at:  
<https://www.ncbi.nlm.nih.gov/books/NBK138708/>
3. Exposure of the general population to gasoline, available online at:  
<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC1520004/>
4. Housewives' exposure to volatile organic compounds relative to proximity to roadside service stations, available online at:  
<https://www.sciencedirect.com/science/article/abs/pii/S1352231099000977>
5. Benzene Reference Exposure Levels, by California Environmental Protection Agency:  
<https://oehha.ca.gov/media/downloads/cmr/benzenerelsjune2014.pdf>
6. Assessing the impact of petrol stations on their immediate surroundings:  
<https://www.sciencedirect.com/science/article/pii/S0301479710002574>

Yet another study documented that benzene and other gasoline vapor releases from service stations can be discerned as far as 246 feet from service. The California Air Resources Board *Air Quality and Land Use Handbook: A Community Health Perspective*, recommends a minimum 300-foot separation distance between gas stations and "sensitive land uses such as residences, schools, daycare centers, playgrounds, or medical facilities."

**Figure 1-6**  
**Gasoline Dispensing Facility Health Risk**  
**for 3,600,000 gal/yr throughput**



The graph above is from the *California Air Resources Board Handbook*. The graph shows how health risk varies with distance from the perimeter of a gas station. Note that the risk continues for some distance beyond 500 feet. The risk also varies with the volume of fuel dispensed at a location. Many of the large combination convenience store-gas stations (hypermarkets) being built today will sell three million gallons a year or more. While the health risk may be lower at stations dispensing less than 3,600,000 gallon per year, it is by no means zero.

**Fire & Explosion Danger**

The U.S. Department of Housing & Urban Development will not issue FHA insured mortgages for homes within 300 feet of a tank holding more than 1,000 gallons of gasoline or other flammable-explosive materials. All gas stations have storage tanks holding more than 1,000 gallons. This restriction appears in Section 2-2M of the HUD Handbook Valuation Analysis for Single Family One- to Four- Unit Dwellings.\* All new gas station storage tanks have a capacity far in excess of 1,000 gallons.

7. The CARB handbook is available online at:  
<https://www.arb.ca.gov/ch/handbook.pdf>
8. The HUD Handbook is available online at:  
[https://www.hud.gov/program\\_offices/administration/hudclips/handbooks/hsg/4150.2](https://www.hud.gov/program_offices/administration/hudclips/handbooks/hsg/4150.2)

The Templeton Area Advisory Group thanks you for defending public health and safety in San Luis Obispo County.

Respectfully submitted,

Templeton Area Advisory Group

cc: San Luis Obispo County Board of Supervisors:

Supervisor John Peschong

Supervisor Debbie Arnold

San Luis Obispo County Planning Department:

Trevor Keith

Cheryl Ku

San Luis Obispo County Public Health Department:

Dr. Penny Borenstein, M.D., MPH

Dr. Elizabeth Pozzebon, DrPH

San Luis Obispo County Air Pollution Control District:

Gary Willey